

**TOWN OF DAVIE  
TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/(954)797-1101

**PREPARED BY:** David M. Abramson, Acting Deputy Planning and Zoning Manager

**SUBJECT:** Master Site Plan Application: MSP 10-1-06/07-9/Vista View Park Expansion/4001 Southwest 142nd Avenue/Generally located on the northwest corner of Orange Drive (Southwest 45th Street) and Southwest 142nd Avenue

**AFFECTED DISTRICT:** District 4

**ITEM REQUEST:** **Schedule for Council Meeting**

**TITLE OF AGENDA ITEM:** MSP 10-1-06/07-9/Vista View Park Expansion

**REPORT IN BRIEF:**

The subject site is 61.05 Acres (2,659,338 sq. ft.) in size and is located on the northwest corner of Orange Drive and Southwest 142nd Avenue. Adjacent future land use plan map designations consist of Recreation/Open Space and Residential 1 DU/Acre to the north; Residential 1 DU/Acre to the east; Recreation/Open Space to the south; and Transportation to west. Additionally, the subject site is adjacent to Riverstone zoned E, Estate District and Vista View Park zoned RS, Recreation/Open Space District to the north; Imagination Farms zoned E, Estate District to the east; Orange Drive (Southwest 45th Street) and Interstate-75 to the south and west zoned Transportation.

The petitioner proposes to utilize portions of the existing Vista View Park including the main entrance and lake. This proposed master site plan application reconfigures the existing entrance to the park and provides access to the new expansion. Additionally, this application consists of the following structures:

- a. Maintenance Building (1,395 sq. ft.) – Located in the northwest portion of the subject site
- b. Office Building (2,410 sq. ft.) - Located in the northwest portion of the subject site
- c. Cover Entry Gate (953 sq. ft.) - Located in the northwest portion of the subject site
- d. Two (2) large shelters (each 1,296 sq. ft.), two (2) medium shelters (each 900 sq. ft.), and small shelters (each 576 sq. ft.) – All located in the center portion of the subject site

e. Two (2) Restroom Buildings (each 608 sq. ft.) - Located in the center portion of the site

The petitioner is also proposing a multiple number of picnic tables, benches, trash receptacles, and grill areas, recreational trails, equestrian (trails, corral, and wash area), boat dock, playground and universal playground equipment, basketball courts, and fishing pier located throughout the subject site. Lastly, the proposed master site plan trails illustrates connections to Robbins – Vista View Park existing trail system, and the Riverstone Residential Development.

The architecture of the proposed office building (main structure) reflects a simple Florida Traditional Style. The building will consist of a gable roof with a smooth stucco finish on the exterior walls. Additionally, the exterior walls contain rectangular doors and windows. Lastly, the exterior of the office building is to be painted with the following colors: Wool Skein (Exterior Walls), Island Blue (Roof), and White (Trim/Accent).

Proposed vehicular access into the subject site is via two (2) openings. The first opening (the main access point) is located along the eastern boundary line, off Boy Scout Road (Southwest 142nd Avenue). The second opening is to be used exclusively for a proposed equestrian corral and is located along the southern boundary, off Orange Drive (Southwest 45th Street). After vehicular traffic enters the main access point, it may maneuver thru meandering two-way drives throughout the subject site. These drives lead to parking that is centrally located on the subject site, south of the proposed playgrounds and picnic areas.

The proposed master site plan meets the requirements of Land Development Code by providing (326) standard spaces, and (31) handicapped spaces for a total of (357) parking spaces. Additionally, the vehicular use area (VUA) consists of 353,707 square feet or approximately 13% of the total subject site area.

Staff finds that the site plan complies with the general purpose of the proposed RS, Recreation/Open Space District. The proposed master site plan can be considered compatible with both existing and allowable uses of Residential 1 DU/Acre and Recreation/Open Space adjacent to the subject site.

#### **PREVIOUS ACTIONS:**

At the September 5, 2007 Town Council meeting, Master Site Plan Application (MSP 10-1-07) was tabled to the September 19, 2007 meeting. (**Motion carried 4-0, Councilmember Luis was absent**)

**CONCURRENCES:** At the August 7, 2007 Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Vice-Chair Engel, to approve subject to the Council's approval of the waiver request on the Orange Drive Scenic Corridor with the exceptions as noted: 1) that the Committee does not approve the landscape plan on Orange Drive and requests that the plan come back to the Committee with revisions as they believe it to

be an inadequate buffer that is inconsistent with similar buffers on Orange Drive; 2) the Committee does not approve the architecture of the buildings as presented and requests that they be revised and resubmitted back to the Committee for approval; 3) the Committee requests that the applicant provide connectivity on Orange Drive from the existing sidewalk which terminates at Riverstone subdivision, running down Orange Drive and connecting in with the existing path/trail on the south side of Orange Drive adjacent to the proposed horse trail/event parking driveway. **(Motion carried 3-0, Ms. Lee and Mr. Venis were absent).**

**FISCAL IMPACT:** not applicable

Has request been budgeted? n/a

**RECOMMENDATION(S):**

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following condition(s) shall be met prior to final site plan approval:

1. Staff recommends that the Robbins – Vista View Park Equestrian Trail remain open public trails (no fees associated) within the park as shown on the Town of Davie Equestrian Trail Map.
2. Staff recommends a public sidewalk be provided outside the proposed fenced Vista View Park Expansion along the southwestern boundary line connecting from an existing sidewalk east of the Riverstone residential development, parallel to Shotgun Road to the Linear Park Equestrian Trail.
3. Denote all material within the schedule, as well as illustrate all colors and their location on each elevation for Sheet A202.
4. Provide a letter from each of the agencies below ensuring Town of Davie concurrency will be met with the proposed development prior of issuance of any building permit:

Potable Water: *Applicable Utilities Department*

Sanitary Sewer: *Applicable Utilities Department*

Transportation: *Engineering Division*

Drainage System: *Applicable Water Control District*

Recreation: *Parks and Recreation Department*

Solid Waste: *Applicable Waste Management Company*

Police: *Police Department*

Fire: *Fire Department*

**Attachment(s):** Staff Report, Master Site Plan

**Exhibit “A”****Application:** MSP 10-1-06/07-9/Vista View Park Expansion**Original Report Date:** 7/25/07**Revision(s):** 8/9/07,

9/10/07

**Phone:** (954) 370-3810**Petitioner:****Name:** Robert Zuccaro

URS Corporation

**Address:** 5100 Northwest 33<sup>rd</sup> Avenue, Suite 150**City:** Fort Lauderdale, Florida 33309**Phone:** (954) 739-1789

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**Background Information**

**Application Request:** The petitioner requests master site plan approval for the expansion to Broward County’s Vista View Park consisting of a Maintenance Building, Office Building, Covered Entry Gate Area, Large; Medium; Small Shelters, Restrooms, and other park amenities including picnic tables, benches, trash receptacles, and grill areas, recreational trails, equestrian (trails, corral, and wash area), boat dock, playground and universal playground equipment, basketball courts, and fishing pier

**Address:** 4001 Southwest 142<sup>nd</sup> Avenue

**Location:** Generally located on the northwest corner of Orange Drive (Southwest 45<sup>th</sup> Street) and Southwest 142<sup>nd</sup> Avenue

**Future Land**

**Use Plan Map:** Commercial

**Existing Zoning(s):** RS, Recreation/Open Space District

**Proposed Zoning(s):** n/a

**Existing Use(s):** Vacant Parcel

**Proposed Use(s):** An expansion to Broward County’s Vista View Park

**Parcel Size:** 61.05 Acres (2,659,338 sq. ft.)

**Proposed Density:** n/a

**Surrounding Use(s):**

**Surrounding Land**  
**Use      Plan      Map**

**Designation(s):**

**Surrounding Zoning(s):**

**North:** E, Estate District and RS, Recreation/Open Space District  
**South:** PUD (County) and T, Transportation District  
**East:** A-1, Agricultural District and E, Estate District  
**West:** T, Transportation District

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**Zoning History**

**Related zoning history:**

**Previous requests on same property:** n/a

**Concurrent Request(s) on same property:**

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

*Land Development Code (Section 12-24 (J)(15)),* the RS, Recreation/Open Space District. The RS District is intended to implement the parks and recreation classification of the Town of Davie Comprehensive Plan by providing areas for the development of nonprofit active or passive recreational facilities and the preservation of open space.

*Land Development Code (Section 12-54),* Conventional Nonresidential Development Standards for RS, Recreation/Open Space District, minimum lot area 17,500 sq. ft., maximum height is 25', maximum building ratio is 20%, and minimum open space requirement is 65%.

*Land Development Code (Section 12-208 (A)(22)),* Offices, business, professional, governmental, financial institutions and commercial banks, Telemarketing centers. One (1) space for each three hundred (300) square feet of gross floor area.

*Land Development Code (Sec. 12-282),* Definition and Boundaries. The scenic corridor overlay district shall apply to all property (on each side of designated road rights-of-way) lying within one hundred (100) feet of Flamingo Road, Orange Drive, and Shotgun Road and to all property (on each side of the road rights-of-way) lying within fifty (50) feet of Boy Scout Road, Davie Road, Peaceful Ridge Road, Hiatus Road, SW 70 Avenue, and SW 76 Avenue.

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## Comprehensive Plan Considerations

### **Planning Area:**

The subject property falls within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

### **Broward County Land Use Plan:**

The subject site falls within Flexibility Zone 113.

### **Applicable Goals, Objectives & Policies:**

*Future Land Use Plan, Policy 5-2:* The (re)zoning, (re)plating, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

*Future Land Use Element, Policy 17-1:* Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

*Future Land Use Plan, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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## Application Details

1. *Site:* The subject site is 61.05 Acres (2,659,338 sq. ft.) in size and is located on the northwest corner of Orange Drive and Southwest 142<sup>nd</sup> Avenue. Adjacent future land use plan map designations consist of Recreation/Open Space and Residential 1 DU/Acre to the north; Residential 1 DU/Acre to the east; Recreation/Open Space to the south; and Transportation to west. Additionally, the subject site is adjacent to Riverstone zoned E, Estate District and Vista View Park zoned RS, Recreation/Open Space District to the north; Imagination Farms zoned E, Estate District to the east; Orange Drive (Southwest 45<sup>th</sup> Street) and Interstate-75 to the south and west zoned Transportation.

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- e. Two (2) Restroom Buildings (each 608 sq. ft.) - Located in the center portion of the site

The petitioner is also proposing a multiple number of picnic tables, benches, trash receptacles, and grill areas, recreational trails, equestrian (trails, corral, and wash area), boat dock, playground and universal playground equipment, basketball courts, and fishing pier located throughout the subject site. Lastly, the proposed master site plan trails illustrates connections to Robbins – Vista View Park existing trail system, and the Riverstone Residential Development.

- 2. *Architecture:* The architecture of the proposed office building (main structure) reflects a simple Florida Traditional Style. The building will consist of a gable roof with a smooth stucco finish on the exterior walls. Additionally, the exterior walls contain rectangular doors and windows. Lastly, the exterior of the office building is to be painted with the following colors: Wool Skein (Exterior Walls), Island Blue (Roof), and White (Trim/Accent).
- 3. *Access and Parking:* Proposed vehicular access into the subject site is via two (2) openings. The first opening (the main access point) is located along the eastern boundary line, off Boy Scout Road (Southwest 142<sup>nd</sup> Avenue). The second opening is to be used exclusively for a proposed equestrian corral and is located along the southern boundary, off Orange Drive (Southwest 45<sup>th</sup> Street). After vehicular traffic enters the main access point, it may maneuver thru meandering two-way drives throughout the subject site. These drives lead to parking that is centrally located on the subject site, south of the proposed playgrounds and picnic areas.

The proposed master site plan meets the requirements of Land Development Code by providing (326) standard spaces, and (31) handicapped spaces for a total of (357) parking spaces. Additionally, the vehicular use area (VUA) consists of 353,707 square feet or approximately 13% of the total subject site area.

- 4. *Lighting:* The petitioner is not proposing light poles in the parking area. The park will be closed at night for use.
- 5. *Signage:* Signage is not part of this Master Site Plan Application. All signs shall meet code prior to the issuance of a building permit.
- 6. *Landscaping:* The petitioner's proposed landscape plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, RS, Recreation/Open Space District. The landscape plan indicates Calliicarpa Americana, Psychotria Nervosa, Serenoa Repens, Sambucus Caerulea, Mycianthes Fragans, Quercus Virginiana, and Chrysophyllum Oliviforme as typical planting within the proposed landscape buffer.



7. *Drainage:* Approval from Central Broward Drainage District shall be obtained prior to final Planning and Zoning Divisions signing off on master site plan and the issuance of any site development permits. In attempts to meet drainage requirements, the petitioner is utilizing the existing lake and proposes dry retention areas throughout of the subject site.
8. *Trails:* The Linear Park Equestrian and Recreational Trails are located along the southern boundary of the subject site (running parallel with Orange Drive). Additionally, Robbins – Vista View Park Equestrian and Recreational Trail runs along the eastern boundary and throughout the park. Access to and from these trails are through a gate located at the southeast corner and the main entrance to the park.
9. *Flexibility Rule:* The petitioner is not proposing to utilize the Flexibility Rule in accordance with this Master Site Plan Application.

10. *Waiver Request(s)*: The petitioner is requesting waiver accordance with the Land Development Code, Section 12-282.
  11. *Local Concurrency*: As required in the Land Development Code, Section 12-323, Adopted Level of Services, building permits shall not be obtained unless there is sufficient available capacity to sustain the level of service for Potable Water, Sanitary Sewer, Transportation, Drainage System, Solid Waste, Recreation, schools, Police, and Fire.
  12. *Compatibility*: The proposed park expansion can be considered compatible with both existing and allowable uses of Residential 1 DU/Acre and Recreation/Open Space adjacent to the subject site.
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### **Significant Development Review Agency Comments**

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

1. As per § 12-286 (B) (1), chain link fences are only permitted with a green or black vinyl finish, denote proposed fence accordingly. *(Place a note on the plan regarding this code requirement. 6/21/07)*
2. Staff requests a legend labeling the paint colors (name of paint color and manufacture) and material on the proposed office buildings. *(This comment has not been completed. 6/21/07)*
3. Staff requests that all architectural structures and features (including playground area canopy) be illustrated on the elevation sheets. *(This comment has not been completed. 6/21/07)*
4. Staff requests that the Town of Davie, Land Development Code, Parking ratios be provided on the master site plan sheet (C-200). *(This comment has not been completed. 6/21/07)*

#### **Engineering Division:**

1. Approval from CBWCD must be obtained for stormwater management prior to final site plan site approval.
2. Provide access to the north-south equestrian trail adjacent to Riverstone development at SW 148<sup>th</sup> Avenue from the proposed park equestrian trail, page 208.  
*(Off-Site Improvements: The following outstanding comments shall be addressed at final engineering plan review.)*
3. Provide road and drainage improvements to SW 142<sup>nd</sup> Ave and Orange Drive in conformance with TOD engineering standards.
4. Provide a round-about at the intersection of Orange Drive and SW 148<sup>th</sup> Ave in connection with the bridge per URS traffic recommendation. The bridge will be constructed by FDOT.
5. Provide an equestrian crossing of Orange Drive from SW 142<sup>nd</sup> Ave to the existing trail along the south side of Orange Drive.

**Fire Department:**

1. Show all fire hydrant locations new and existing. Sheet A.103 not included in the plans.
2. Identify the location of all fire hydrants and distance separation between each.

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## Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the Tree Tops Park Main Building on January 31, 2007 and February 7, 2007. Attached is the petitioner's Citizen Participation Report.

The petitioner's site design meets the intent of the RS, Recreation/Open Space District. The proposed master site plan is consistent with the Land Development Code as it relates to access, location, size, and use. The petitioner's proposed project does not exceed what was anticipated by the Future Land Use Plan Map designation, for Commercial is a more intense use.

Staff finds that the site plan complies with the general purpose of the proposed RS, Recreation/Open Space District. Furthermore, the master site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks, and parking requirements (except landscape buffers, the petitioner is requesting a waiver from this section of code). The proposed master site plan can be considered compatible with both existing and allowable uses of Residential 1 DU/Acre and Recreation/Open Space adjacent to the subject site.

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## Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following condition(s) shall be met prior to final site plan approval:

1. Staff recommends that the Robbins – Vista View Park Equestrian Trail remain open public trails (no fees associated) within the park as shown on the Town of Davie Equestrian Trail Map.
2. Staff recommends a public sidewalk be provided outside the proposed fenced Vista View Park Expansion along the southwestern boundary line connecting from an existing sidewalk east of the Riverstone residential development, parallel to Shotgun Road to the Linear Park Equestrian Trail.
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Transportation: *Engineering Division*

Drainage System: *Applicable Water Control District*

Recreation: *Parks and Recreation Department*

Solid Waste: *Applicable Waste Management Company*

Police: *Police Department*

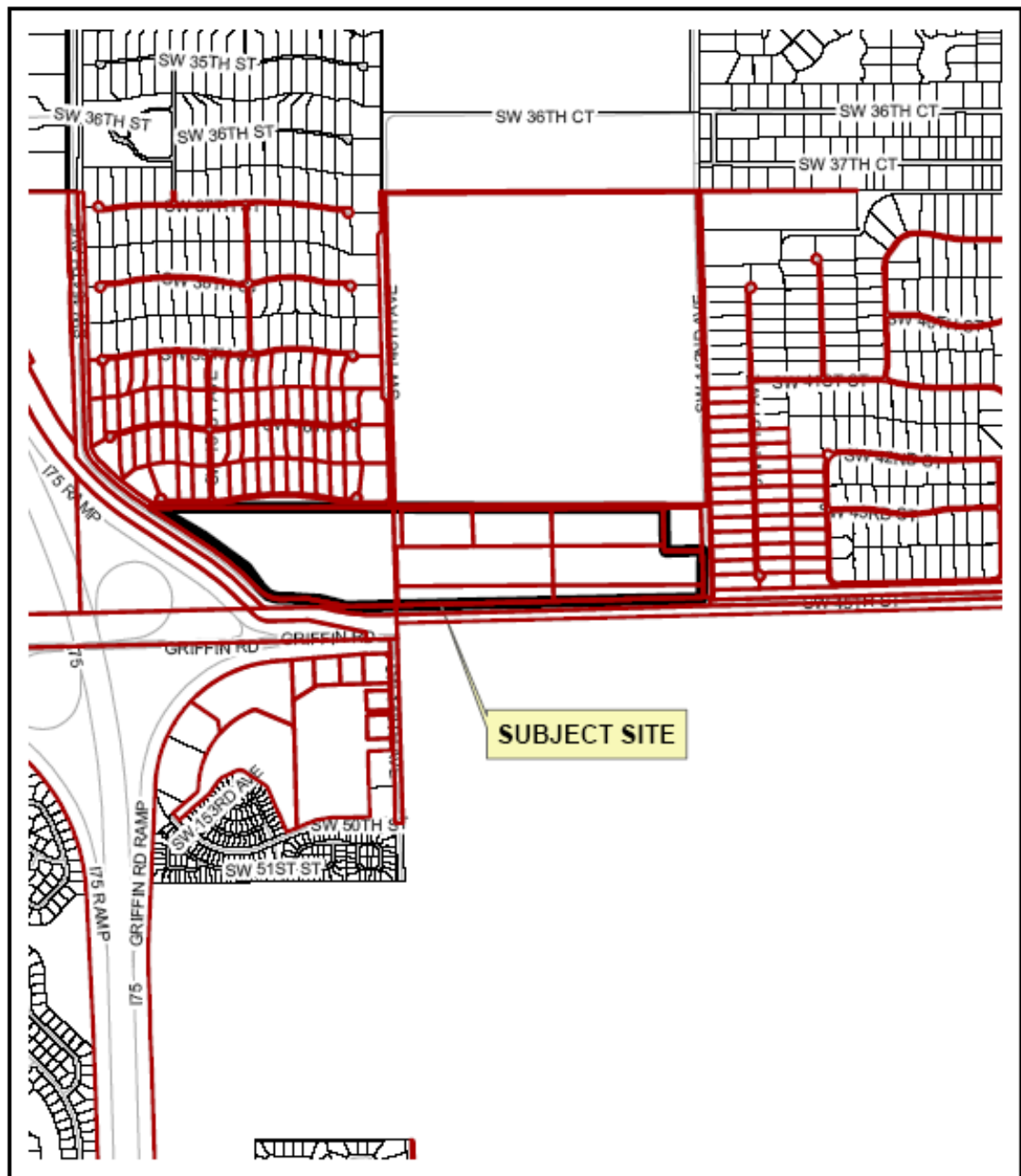
Fire: *Fire Department*

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waiver request on the Orange Drive Scenic Corridor with the exceptions as noted: 1) that the Committee does not approve the landscape plan on Orange Drive and requests that the plan come back to the Committee with revisions as they believe it to be an inadequate buffer that is inconsistent with similar buffers on Orange Drive; 2) the Committee does not approve the architecture of the buildings as presented and requests that they be revised and resubmitted back to the Committee for approval; 3) the Committee requests that the applicant provide connectivity on Orange Drive from the existing sidewalk which terminates at Riverstone subdivision, running down Orange Drive and connecting in with the existing path/trail on the south side of Orange Drive adjacent to the proposed horse trail/event parking driveway. **(Motion carried 3-0, Ms. Lee and Mr. Venis were absent).**

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*File Location: P&Z\Development Applications\Applications\MSP\_Master Site Plan\MSP\_06\MSP 10-1-06 Vista View Park*



Date Flown:  
12/2004



Prepared by the Town of Davie GIS Division

## 1000 Foot Buffer Properties

Prepared by: ID  
Date Prepared: 12/15/06



## Exhibit 2 (Mailout)

ABID,KHALID & AISHA  
15107 SW 41 ST  
DAVIE FL 33331

AF PROPERTIES LTD  
12229 SW 129 CT  
MIAMI FL 33176

ALMAGUER,PEDRO R &  
DEL VALLE,PAOLA A  
14854 SW 40 ST  
DAVIE FL 33331

ANDERSON,TIMOTHY J & MICHELE  
14923 SW 41 ST  
DAVIE FL 33331

ARIAS,WASHINGTON M & IVETTE F  
4391 SW 141 AVE  
DAVIE FL 33330

AVILA,EDUARDO  
4200 SW 141 AVE  
DAVIE FL 33330

BARRANCO,CARLOS & MARY  
ELLEN  
4161 SW 141 AVE  
DAVIE FL 33330

BRAMNICK,MARIA &  
BRAMNICK,MARIO  
15209 SW 41 ST  
DAVIE FL 33331

BROWARD COUNTY  
BOARD OF COUNTY COMMISSIONERS  
115 S ANDREWS AVE  
FT LAUDERDALE, FL 33301-1801

BUSSIERE,TIMOTHY P & KAREN D  
4289 SW 140 AVE  
DAVIE FL 33330

CACERES,ANGEL & LAURA &  
CACERES,NELLY  
15036 SW 39 ST  
DAVIE FL 33331

CALAFIORE,MICHAEL & JESSI  
15377 SW 40 ST  
DAVIE FL 33331

CARDENAS,REINALDO F & SHELBA  
4311 SW 140 AVE  
DAVIE FL 33330

CARRUYO,ISRAEL &  
CARRUYO,MARIA  
4246 SW 141 AVE  
DAVIE FL 33330

CARVALHO,CARLOS A M &  
LUCIANA C  
15127 SW 40 ST  
DAVIE FL 33331

CHARALAMBOUS,COSTAS & HELEN  
15106 SW 40 ST  
DAVIE FL 33331

CROSS,ANDRE D  
1100 NW 45 TER  
FORT LAUDERDALE FL 33313

CRUZ,PEDRO J & LUCANOE Y  
15253 SW 40 ST  
DAVIE FL 33331

DANGOND,MIGUEL & MARIA  
15066 SW 39 ST  
DAVIE FL 33331

DEMIRGIAN,THOMAS  
4313 SW 141 AVE  
DAVIE FL 33330

DIAZ,PORFIRIO & ERCILIA  
14815 SW 40 ST  
DAVIE FL 33331

DISLA,KHAIR  
6990 SW 173 WAY  
SOUTHWEST RANCHES FL 33331

DORN,MICHAEL B & ANNETTE  
15338 SW 39 ST  
DAVIE FL 33331

DUCLAS,REYNOLD & MARIE  
MICHELLE  
15148 SW 40 ST  
DAVIE FL 33331

DUNCAN-WEAH,CLAR  
15169 SW 40 ST  
DAVIE FL 33331

ELLIS,EARL & ANNE  
14910 SW 40 ST  
DAVIE FL 33331

ENRIQUEZ,RICARDO & MARIA  
4333 SW 140 AVE  
DAVIE FL 33330

EPSTEIN,DIANE  
15397 SW 40 ST  
DAVIE FL 33331

FEDERAL INVESTMENTS COMPANY INC  
5696 ALTON ROAD  
MIAMI BEACH FL 33140

FLORIDA DEPT. OF TRANSPORTATION  
OFFICE OF RIGHT OF WAY  
3400 WEST COMMERCIAL BLVD.  
FORT LAUDERDALE, FL 33309-3421



FOUR OF A KIND INVEST INC &  
M & M PETROLEUM INC  
14810 GRIFFIN RD  
DAVIE FL 33330

FREY,BRUCE J  
14841 SW 40 ST  
DAVIE FL 33331

GABEL,CHRISTOPHER L  
OIFF,ERIC S  
4377 SW 140 AVE  
DAVIE FL 33330

GARCIA,GUSTAVO A &  
CANAL,PATRICIA  
14899 SW 41 ST  
DAVIE FL 33331

GL HOMES OF DAVIE ASSOC IV LTD  
1401 UNIVERSITY DR SUITE 200  
CORAL SPRINGS FL 33071

GONZALEZ,FIDEL & AMINDA M  
4121 SW 141 AVE  
DAVIE FL 33330

GONZALEZ,JUAN CARLOS &  
GONZALEZ,MAYLIN  
4268 SW 141 AVE  
DAVIE FL 33330

GRESS,KENNETH A & VIRGINIA  
4221 SW 140 AVE  
DAVIE FL 33330

GUERRERO,ANGELICA &  
GUERRERO,JOSE  
15220 SW 39 ST  
DAVIE FL 33331

GUEVARA,MANUEL & LILIA  
ALARCON  
4378 SW 141 AVE  
DAVIE FL 33330

HATTON,CRAIG A & CINDY R  
4247 SW 141 AVE  
DAVIE FL 33330

HERNANDEZ,MARIO &  
BOTERO,HELENA  
14875 SW 40 ST  
DAVIE FL 33331

IMAGINATION FARMS COMM ASSN INC  
12505 ORANGE DR STE 906  
DAVIE FL 33330

INGRANDO,KATHRYN REV LIV TR  
14895 SW 40 ST  
DAVIE FL 33331

JACKSON,JOSE F & BELLIAMINOWA  
15302 SW 39 ST  
DAVIE FL 33331

JAISON,SUSAN  
KUNJU,JAISON  
4312 SW 141 AVE  
DAVIE FL 33330

JAM,MARIA A  
4357 SW 141 AVE  
DAVIE FL 33330

JANSEN,BRIAN R &  
JANSEN,TAMARA F  
4141 SW 141 AVE  
DAVIE FL 33330

JARAMILLO,GUSTAVO A &  
YOLANDA  
15274 SW 40 ST  
DAVIE FL 33331

JEAN-BAPTISTE,EMILE & MARIE  
15010 SW 40 ST  
DAVIE FL 33331

JOHNSON,ALEXANDER A & GLENDA  
15104 SW 39 ST  
DAVIE FL 33331

KAIZEN,DINA & LAWRENCE  
15090 SW 40 ST  
DAVIE FL 33331

KELLY,ANNE E  
14980 SW 39 ST  
DAVIE FL 33331

KROHN,DAVID & CAROLYN  
14886 SW 40 ST  
DAVIE FL 33331

LE,THO DUC & HUONG THI VAN  
4356 SW 141 AVE  
DAVIE FL 33330

LEARY,MATTHEW J & GINA  
4181 SW 141 AVE  
DAVIE FL 33330

LEBEN FAMILY LTD PRTR  
6670 ESTERO BLVD #101  
FORT MYERS BEACH FL 33931-4528

LEGRAND,CARLOS A &  
VERBAL,BETTY  
15142 SW 39 ST  
DAVIE FL 33331

LIN,CHU LI  
15055 SW 41 ST  
DAVIE FL GS FL 33331

MANZANO,LUCIA  
15073 SW 40 ST  
DAVIE FL 33331

MESTRONI,RANIERI A &  
ORJUELA,MARIA  
14932 SW 40 ST  
DAVIE FL 33331

MIELE,ANGELO & REBECCA  
PO BOX 848006  
PEMBROKE PINES FL 33084

MILRAD,ANGIE &  
MILRAD,JEREMY  
14973 SW 41 ST  
DAVIE FL 33331

MONSALVE,JESUS J & MARLEI  
14873 SW 41 ST  
DAVIE FL 33331

MOREJON,JULIO & MARIA G  
4201 SW 141 AVE  
DAVIE FL 33330

MURIEL,CARLOS O & MARIA T  
15376 SW 39 ST  
DAVIE FL 33331

NARANG,VIJAY & ABHA  
4291 SW 141 AVE  
DAVIE FL 33330

NOVALES,ROALD & EILEEN  
15316 SW 40 ST  
DAVIE FL 33331

OBALLE,FERNANDO A & LOURDES  
4223 SW 141 AVE  
DAVIE FL 33330

OLANO,JUAN &  
WIGHTMAN,KAREN  
15053 SW 40 ST  
DAVIE FL 33331

OLINICK,ADAM & STEPHANIE  
14876 SW 39 ST  
DAVIE FL 33331

PATASNIK,SCOTT K & STACEY E  
15081 SW 41 ST  
DAVIE FL 33331

PATEL,LATABEN S  
15006 SW 39 ST  
DAVIE FL 33331

PEDROSA,ROSANGELA M  
15040 SW 40 ST  
DAVIE FL 33331

PEREZ,GILBERTO & MAYRA  
4379 SW 141 AVE  
DAVIE FL 33330

POMERANTZ,ALLAN J & LINDA S  
14999 SW 41 ST  
DAVIE FL 33331

PRAZERES,JOSE A JR &  
LAVINI,CARLA  
15262 SW 39 ST  
DAVIE FL 33331

RAMIREZ,RONALD M &  
MAGDALINE R  
15234 SW 40 ST  
DAVIE FL 33331

REGENCY PROFESSIONAL CENTER INC  
2500 WESTON ROAD #103  
WESTON FL 33331

REGENCY SQUARE ASSOC LTD  
1541 SUNSET DR STE 300  
MIAMI FL 33143-5777

RIVERSTONE 294 LLC  
15259 SW 41 STREET  
DAVIE FL 33331

RIVERSTONE HOMEOWNERS ASSN INC  
1401 UNIVERSITY DR #200  
CORAL SPRINGS FL 33071

RODRIGUEZ,EUGENE & BARBARA  
4267 SW 140 AVE  
DAVIE FL 33330

RODRIGUEZ,JOSE G & SUSAN  
4269 SW 141 AVE  
DAVIE FL 33330

RODRIGUEZ,NIKI  
14947 SW 41 ST  
DAVIE FL 33331

RODRIGUEZ,ROBERTO I & MARIA D  
15157 SW 41 ST  
DAVIE FL 33331

ROMANO,VINCENT L & CAROL S  
4399 SW 140 AVE  
DAVIE FL 33330

ROMEU,HERIBERTO & NURY  
15337 SW 40 ST  
DAVIE FL 33331

ROSENBERG,JOSEPH & DONNA  
14843 SW 41 ST  
DAVIE FL 33331

S P FOOD INC  
14100 SW 33 CT  
DAVIE FL 33331

SADDI,NAVEEN  
4180 SW 141 AVE  
DAVIE FL 33330

SADRUDDIN,SULEMAN & LAILA  
4245 SW 140 AVE  
DAVIE FL 33330

SANTIDRIAN,RAUL & PAULA  
14971 SW 40 ST  
DAVIE FL 33331

SFASSIE,ELI & MYRA L REV TR  
SFASSIE FAMILY II LTD PR'NR  
9101 PHILLIPS GROVE TER  
ORLANDO FL 32836

SHAH,ATUL A & PARUL A  
4222 SW 141 AVE  
DAVIE FL 33330

SIMPKIN,SAMUEL W & DONNA  
14826 SW 39 ST  
DAVIE FL 33331

SMITH,FRANCIS G & KAREN  
15211 SW 40 ST  
DAVIE FL 33331

SOTO,ANGEL & STACEY LARocca  
4334 SW 141 AVE  
DAVIE FL 33330

SOUTH BROWARD DRAINAGE DISTRICT  
6591 SW 160 AVE  
DAVIE FL 33331

SOUTH FLA WATER MGMT DIST  
ATTN: LAND MANAGEMENT  
PO BOX 24680  
WEST PALM BEACH FL 33416-4680

SPRIMONT,DANIELLE & PASCAL  
15066 SW 40 ST  
DAVIE FL 33331

STANBURY,DELROY A & OPAL K  
15023 SW 40 ST  
DAVIE FL 33331

SUERO,GUILLERMO & HEIDI  
15356 SW 40 ST  
DAVIE FL 33331

TANG,WAH & NORA  
15025 SW 41 ST  
DAVIE FL 33331

TATIS,MARK & CARMEN  
4290 SW 141 AVE  
DAVIE FL 33330

TINSLEY,MICHAEL R & NICOLE F  
4355 SW 140 AVE  
DAVIE FL 33330

TRINIDAD,WILFREDO & SONIA M  
14817 SW 41 ST  
DAVIE FL 33331

VAN KANTEN,JOSEPHINA  
14945 SW 40 ST  
DAVIE FL 33331

VARGAS,RAIFIZ &  
URENA,BETTY  
14850 SW 39 ST  
DAVIE FL 33331

VILLEGAS,JUAN F & LAUREN A  
14958 SW 40 ST  
DAVIE FL 33331

WARREN HENRY AUTOMOBILES INC  
20800 NW 2 AVE US HWY 441  
MIAMI FL 33169

WEAVER,E JOIN &  
WEAVER,ELIZABETH HEYAIME-  
KING  
14984 SW 40 ST  
DAVIE FL 33331

WHARTON,JENNIFER  
14828 SW 40 ST  
DAVIE FL 33331

WILSON,PAUL & ALICE  
15192 SW 40 ST  
DAVIE FL 33331

ZAMORA,DIANA  
4335 SW 141 AVE  
DAVIE FL 33330

**Exhibit 3 (Public Participation Notice)**



**MEETING NOTICE**

January 9, 2007

Re: Site Plan Application No. MSP 10-1-06

Dear Neighbor:

This letter is to invite you to a Citizen Participation Meeting relating to a Site Plan Application for a 61.05 acre parcel located at 4001 SW 142<sup>nd</sup> Avenue, Town of Davie, FL 33330. The property subject to the Site Plan Application is the vacant land located immediately South of the existing Vista View Park (see location map). The request is the approval of the Vista View Park Expansion Site Plan. The property has a Commercial land use designation which permits recreational land use and is currently zoned Recreation/Open Space (RS).

Under a new Town of Davie ordinance, we are required to hold two (2) Citizen Participation Meetings and send notice to all property owners within 1,000 feet of the site before the Town will initiate their review of the Site Plan Application. We have scheduled the following meetings.

First Meeting:                      Date:     January 31<sup>st</sup>, 2007                      Time: 7:00 PM – 9:00 PM  
   Location: Tree Tops Park  
   Main Building in the Meeting Hall  
   3900 SW 100 Avenue, Davie, FL 33328  
   (Corner of Nob Hill Rd. and Orange Dr.)

Second Meeting:                      Date:     February 7<sup>th</sup>, 2007                      Time: 7:00 PM – 9:00 PM  
   Location: Tree Tops Park  
   Main Building in the Meeting Hall  
   3900 SW 100 Avenue, Davie, FL 33328  
   (Corner of Nob Hill Rd. and Orange Dr.)

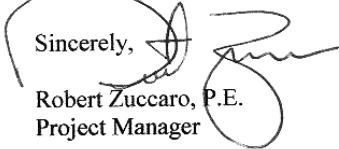
Note: Please be advised that if there is no attendance at the first Citizen Participation Meeting, the second meeting may be canceled.

If you wish to submit written comments, please send them to:

Robert Zuccaro, P.E.  
7800 Congress Avenue, Suite 200  
Boca Raton, FL 33487  
(561.862.1050)

Also, please be advised that there will be additional opportunities to public input at the Planning and Zoning Board and Town Council public hearings.

Sincerely,

  
Robert Zuccaro, P.E.  
Project Manager

URS Corporation  
Lakeshore Complex  
5100 NW 33<sup>rd</sup> Avenue, Suite 150  
Fort Lauderdale, FL 33309-6375  
Tel: 954.739.1881  
Fax: 954.739.1789



**Exhibit 4** (*Public Participation Sign-in Sheets*)

# Exhibit "A"

## Vista View Park Expansion 1<sup>st</sup> Citizen Participation Meeting January 31, 2007

### Sign-In Sheet

Name	Address	Phone
Duke & Stephanie Munson	2780 SW 154 <sup>th</sup> LANE DAVE	954-347-1094
Gordon Munson	1700 SW 51 <sup>st</sup> SW RANCHES	754-264-4710
Nancy Munson	"	754-224-6346
Robert P. Munson	3030 SW 121 <sup>st</sup> Ave, Davie FL	
ES Munson		954-774-8498
Carol P. Munson		954-465-7292
Carol Layton	CHILD-- 2780 SW 154 <sup>th</sup> LANE, DAVIE	NONE
Kimberly Munson	17001 SW 51 <sup>st</sup> SW RANCHES	(754)224-6347
Sam B. Munson	3120 N. S. D. Spring Blvd Margate, FL 33063	954-369-7475

Exhibit "A"

Vista View Park Expansion  
1<sup>st</sup> Citizen Participation Meeting  
January 31, 2007

Sign-In Sheet

Name	Address	Phone
Anthony Bayliff	Resident	2780 SW 152 <sup>nd</sup> Lane, Davie, FL 33309 954-245-5303
Shirley Munson	"	3030 SW 131 <sup>st</sup> Ave. Davie, FL 954-475-1651
Brenda Munson	"	954-474-8408



Exhibit "C"

Vista View Park Expansion  
2<sup>nd</sup> Citizen Participation Meeting  
January 31, 2007

Sign-In Sheet

Name	Address	Phone
Robert R Munson	3030 NW 121 Ave, Davie FL 33330	954-475-1651
Shirley Munson	"	"
Luhe Munson	2780 SW 154 Lane Davie FL	954-475-0642
Steph Munson	"	"
Nancy Munson	17801 S.W. 57th SW Ranches	954-434-3902
Kimberly Munson	"	"
DAN MUNSON	"	"

## Exhibit 5 (Public Participation Plan)



### CITIZEN PARTICIPATION PLAN FOR SITE PLAN APPLICATION NO. MSP 10-1-06

#### Project Description

The proposed Site Plan Application is for a 61.05 acre (2,659,338.00 SF) parcel located at 4001 SW 142<sup>nd</sup>, Avenue, Town of Davie, FL 33330. The property subject to this Site Plan Application is the vacant land which is located immediately South of the existing Vista View Park. The property has an existing land use designation of Commercial (C) which permits recreational land use and is currently zoned Recreation/Open Space (RS).

#### Contact Information

Agent: Robert Zuccaro, P.E.  
7800 Congress Avenue, Suite 200  
Boca Raton, FL 33487  
(561.862.1050)

Owner: Broward County Parks and Recreation Division  
950 N.W. 38<sup>th</sup> Street  
Oakland Park, Florida 33309

All inquiries and correspondences are to be sent to Robert Zuccaro, P.E.

#### List of Residents and/or Owners and Interested Parties

The attached Exhibit "A" is a list of all residents and/or property owners and interested parties located within 1,000 feet of the subject property.

#### Notification Procedure

All affected parties (i.e. residents and /or property owners) located within 1,000 feet of the subject property will be notified by direct mail. The proposed letter, which is to be sent to all affected parties, is attached.

#### Summary of Proposed Application

The proposed Site Plan Application is to obtain the Vista View Park Expansion Site Plan approval on the 61.05 acre parcel.

#### Dissemination of Information

All information which is to be disseminated to residents, property owners and interested parties will be done by direct mail. All affected parties within 1,000 feet of the subject property will receive a notification of the proposed date, time and location of the two (2) citizen participation meetings. Those affected parties who attend a citizen participation meeting and request a copy of the citizen participation report, which will be prepared following the two (2) citizen participation meetings, will receive a copy by direct mail.



Schedule of Events

The scheduled time and dates for the Citizen Participation Meetings are as follows:

First Meeting:

Date: January 31<sup>st</sup>, 2007  
Time: 7:00 PM – 9:00PM  
Location: Tree Tops Park  
Main Building in the Meeting Hall  
3900 SW 100 Avenue, Davie, FL 33328  
(Corner of Nob Hill Rd. and Orange Dr.)

Second Meeting:

Date: February 7<sup>th</sup>, 2007  
Time: 7:00 PM – 9:00 PM  
Location: Tree Tops Park  
Main Building in the Meeting Hall  
3900 SW 100 Avenue, Davie, FL 33328  
(Corner of Nob Hill Rd. and Orange Dr.)

Note: If there is no attendance at the first Citizen Participation Meeting, the second meeting may be canceled. There will be public hearings at the Planning and Zoning Board and Town Council meetings at which time all citizens will have an additional opportunity to express their opinions.



## **Exhibit 6 (Public Participation Summary/Report)**

### **EXHIBIT "B"**

Summary of Discussion at January 31, 2007  
First Citizen Participation Meeting for  
Vista View Park Expansion Site Plan Application MSP 10-1-06

The first of two (2) Citizen Participation meetings was held at 7:00 pm in the Meeting Hall, located in the Main Building of the Tree Top Park. In attendance were twelve (12) members of the Munson family including adults and children, all of them living outside the 1,000 feet of the subject property. No neighbors within the 1,000 feet of the subject property were present.

Robert Zuccaro, P.E., URS Corporation's Project Manager, opened the meeting and explained the Town's new Citizen Participation Ordinance, which requires an applicant to hold two meetings with neighbors who live within 1000 feet of the subject property. The results will be summarized in a "Citizen Participation Report" which will be submitted to the Town staff. He also explained that if anybody in attendance lived within 1,000 feet of the subject property, they would have the opportunity to comment or ask questions at the Design Review Committee (DRC) meeting and Town Council Public Hearings.

Mr. Zuccaro then explained that the Site Plan Application has been filed with the Town of Davie for the 61.05 acre parcel located at 4001 SW 142<sup>nd</sup> Avenue, Town of Davie, Florida 33330. The Site Plan Application is for the development the 61.05-acre parcel to expand the existing Broward County Vista View Park, located immediately North of the former cow pasture. The subject property had been cleared and maintained as an improved cow pasture. Some dumping and excavated material were found on the site. Undesirable, non-native, invasive plant pest species had taken over the southern boundary of the site along Orange Drive. The parcel has a Commercial (C) land use designation which permits recreational land use and is currently zoned Recreation/Open Space (RS).

It was noted that the two Citizen Participation Meetings were essentially a continuation of Broward County's public involvement program which resulted in the proposed recreational development program. Working with the public's input, Broward County developed the following recreation development program for the expansion of the acquired 62.05-acres adjacent to the existing Vista View Regional Park:

- Large Boundless Universal Playground
- Small Boundless Universal Playground
- Basketball Courts (2)
- Large Picnic Shelters (2)
- Medium Picnic Shelters (2)
- Small Picnic Shelters (2)
- 70' x 70' Corral
- Universal Access horse mounting station

- Horse wash and trough facility
- Horse trailer parking areas
- Equestrian Trails
- Multi-purpose Trails
- Exercise Stations (12)
- Restrooms (2)
- Park Administrative office and entrance control building
- Park Maintenance Building
- Interpretive Signs (6)

In addition, the site was developed to allow the Town of Davie to utilize portions of the Broward County site to:

- Connect the Town's equestrian trails
- Realign a segment of Orange Drive to eliminate the existing dangerous curves
- Implement some of the Town's potential corridor improvement, currently under study

Chris Macey, URS Corporation's Landscape Architect explained to the attendees that the existing site is currently an open pasture that was maintained by mowing and occasional brush clearing. In order to develop a sustainable, functional, and attractive park, four natural plant communities were identified:

1. Dry Prairie
2. Mesic Flatwoods
3. Mesic Hammock
4. Lake Marsh

The associated flora and fauna for each community was presented.

The four natural plant communities were integrated with recreational functions and the required stormwater surface runoff management and treatment plan. Dry stormwater retention areas are suitable for picnicking and they are open spaces with proposed dry prairie plant communities. The open spaces of the dry prairie were spatially defined and hydrologically contained by mesic flatwoods. The wet marsh community provides biological filtration and phyto remediation for the surface stormwater before discharging through a control structure. The mesic hammock community was used in a linear configuration, along the Town's buffer yard requirement, to attenuate the noise and improve the air quality from the adjacent highways.

All four natural plant communities contribute to the habitat for desirable native animal species. Many of these species are predators that provide natural control of pest species in the surrounding residential community such as rats, mice and mosquitoes. The four natural communities also provide for bio-diversity. A diverse, complex ecosystem is

inherently stable, which can translate into a sustainable, low maintenance and consistent resource.

It was also noted that Broward County's Department of Parks and Recreation make the safety and security of the park users its number one priority. Consequently the following features were incorporated into the park expansion design:

- The major single access way was maintained and the Park office was located at the access way for security and control.
- The existing access way was modified to obtain a stacking queue capacity of over 50 cars, to eliminate the possibility of any vehicular back up on the adjacent Boy Scout Road.
- Major recreational elements (playground and picnic areas) were moved away from the existing lake. Places for comfortable parental supervision were provided with a number of containment features. Each playground is contained by a flush concrete curb/walkway that provides territorial reinforcement and shade sitting areas, providing for easy surveillance by parents. Low plant material under shade canopy trees also provides additional territorial reinforcement and a natural surveillance window of plant material less than three feet in height and tree branches over eight feet in height. Finally, the multi-purpose trail provides another territorial feature that can be utilized by parental directions (e.g. "Do not cross over that trail!").

Allen Cook, the American Park and Play playground representative made an in depth presentation on the proposed boundless universal playgrounds. The playgrounds are designed to meet the Boundless organization certification standards. Three levels of play are provided. While typically age groupings are used in playground design, in universal playground design three capability categories are used: Alpha (2 to 5 years old), Beta (4 to 7 years old) and Gamma (5 to 12 years old).

The playgrounds are also designed to provide parallel pathways for children with and without special needs. The pathway for those without special needs is designed to be more challenging and equalize the competition along the parallel pathways.

Both playgrounds are provided with sail-like shading structures to permit the use of the playgrounds throughout the summer months.

The 70' x 70' corral is provided with a universal access horse mounting station. The design of the mounting station is based on the design criteria developed by the North America Riding for the Handicapped Association (NARHA). In order for any therapeutic horse riding facility to receive NARHA certification, the horse mounting station must meet their design criteria.

The horse mounting station and corral fencing are all made recycled plastic lumber. Not only is this material recycled, it also does not rot or warp. Throughout the project sustainable planning and design principles were used.

The proposed interpretive signage was presented to the public and Broward County Department of Parks and Recreation representatives for feedback. One of the proposed signs dedicated the universal access playground to the memory of Caitlyn Munson. Caitlyn's mother, Stephanie Munson, was asked to review the proposed dedication and provide any comments.

The meeting was then turned over to the public attendees for questions and comments:

- Stephanie Munson suggested that the dedication sign show a child in a wheelchair.
- Shirley Munson suggested that the restrooms be equipped with folding diaper tables that could hold a larger child with special needs.
- Luke Munson noted that a large number of rabbits and foxes have been observed on the existing site.
- Stephanie Munson asked if any of the picnic tables would accommodate wheelchairs. (The answer is yes)

The meeting then adjourned. Mr. Zuccaro told everyone that he would be preparing a report summarizing tonight's discussion, which could be submitting to the Town staff. He said that if anyone wanted to put their comments in writing they would be included as attachments to the Citizen Participation Report.



## EXHIBIT "D"

### Summary of Discussion at February 7, 2007 Second Citizen Participation Meeting for Vista View Park Expansion Site Plan Application MSP 10-1-06

The second of two (2) Citizen Participation meetings was held at 7:00 pm in the Meeting Hall, located in the Main Building of the Tree Top Park. In attendance were ten (10) members of the Munson family, seven (7) adults and three (3) children.

All the attendees of the meeting were present at the First Citizen Participation Meeting on February 31<sup>st</sup>, 2007. For this reason, Mr. Zuccaro, P.E., URS Corporation's Project Manager, reminded the attendants about the Town's New Citizen Participation Ordinance, which requires an applicant to hold two meetings with neighbors who live within 1000 feet of the subject property. He also pointed out that the results will be summarized in a "Citizen Participation Report" which will be submitted to the Town staff. Then, he again mentioned that if anybody in attendance lived within 1,000 feet of the subject property, they would have the opportunity to comment or ask questions at the Design Review Committee (DRC) meeting and Town Council Public Hearings. Additionally, he went over the Broward County's recreation development program for the expansion of the Vista View Regional Park which includes the following recreational facilities:

- Large Boundless Universal Access Playground
- Small Boundless Universal Access Playground
- Basketball Courts (2)
- Large Picnic Shelters (2)
- Medium Picnic Shelters (2)
- Small Picnic Shelters (2)
- 70' x 70' Corral
- Universal access horse mounting station
- Horse wash and trough facility
- Horse trailer parking areas
- Equestrian Trails
- Multi-purpose Trails
- Exercise stations (12)
- Restrooms (2)
- Park Administrative office and entrance control building
- Park Maintenance building
- Interpretive Signs (6)

Finally, it was noted that Broward County Department of Parks and Recreation had agreed to have the park expansion designed to permit the Town of Davie to:

- Connect the Town's equestrian trails

- Realign a segment of Orange Drive to eliminate the existing dangerous curves
- Implement some of the Town's potential corridor improvement, currently under study

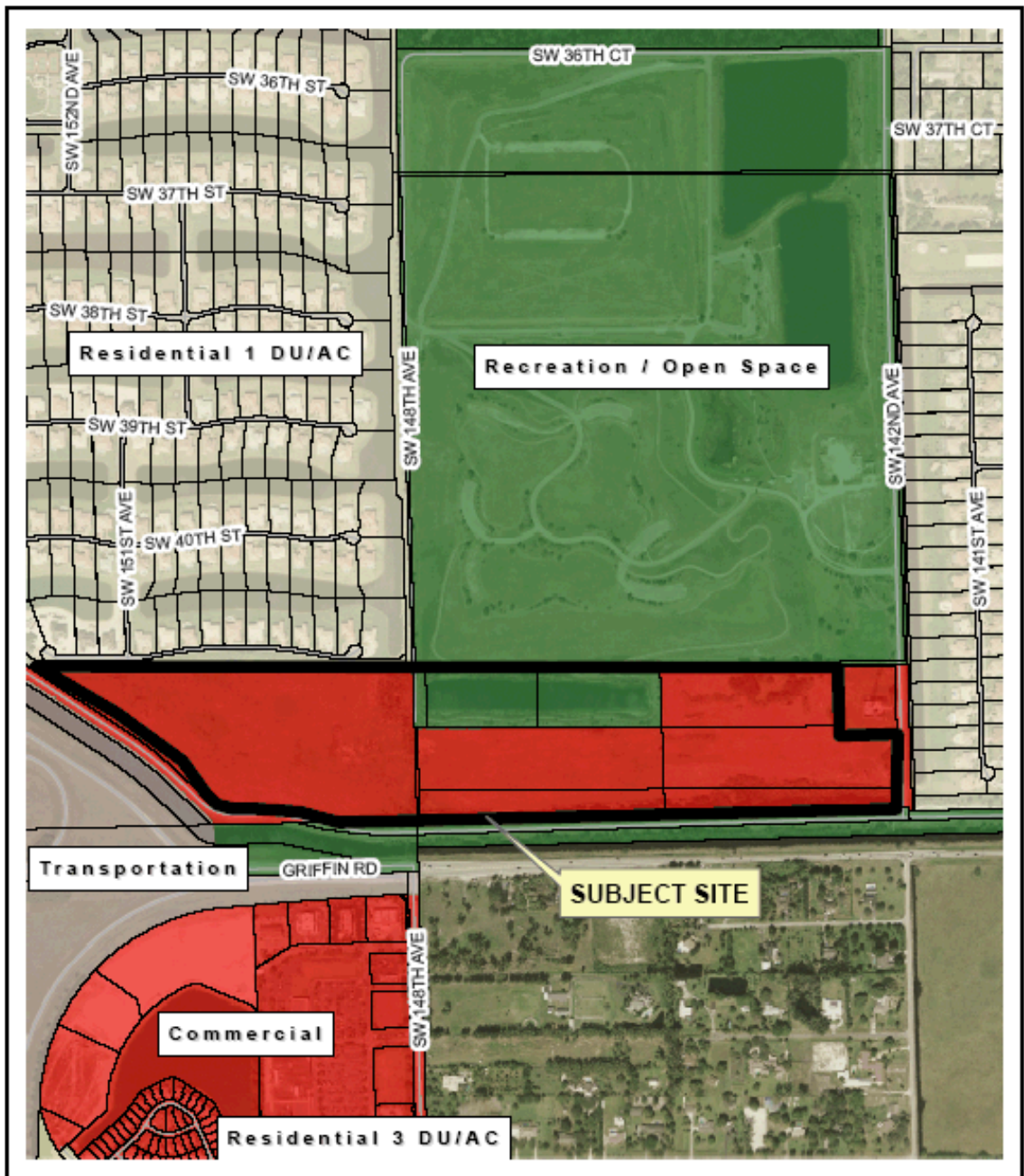
Chris Macey, URS landscape architect, then asked the attendees if they wanted a repeat of the presentation they already had seen at the First Citizen Participation Meeting or would they prefer to hear the comments and feedback from the First Citizen Participation Meeting. The attendees unanimously stated their preference for the latter alternative. The comments and feedback from the First Citizen Participation Meeting presented were:

- Stephanie Munson suggested that the dedication sign show a child in a wheelchair
- Stephanie Munson asked if the park's picnic table could accommodate wheelchairs
- Shirley Munson suggested that rest rooms be equipped with a lower diaper table that could hold a larger child with special needs
- Shirley Munson also suggested that the lower diaper changing table be located in a family room facility, so that a child with special needs would not be embarrassed in front of other children and/or adults
- Stephanie Munson suggested a wheel chair swing for a child with special needs and how, for safety, the heavy swing chair could be locked down and the parent would get the key from the park ranger or main building, or be enclosed in a short fence to keep anyone from walking into the swing radius and getting hit

Mr. Macey explained how these comments and suggestions would have to be addressed by URS Corporation's client and Park owner Broward County Parks and Recreation Department.

The meeting then adjourned. Mr. Zuccaro told everyone that he would be preparing a report summarizing tonight's discussion, which would be submitted to the Town staff. He again mentioned that if anyone wanted to put their comments in writing that they would be included as attachments to the Citizen Participation Report.

**Exhibit 7** (*Future Land Use Map*)



Date Flown:  
12/2004



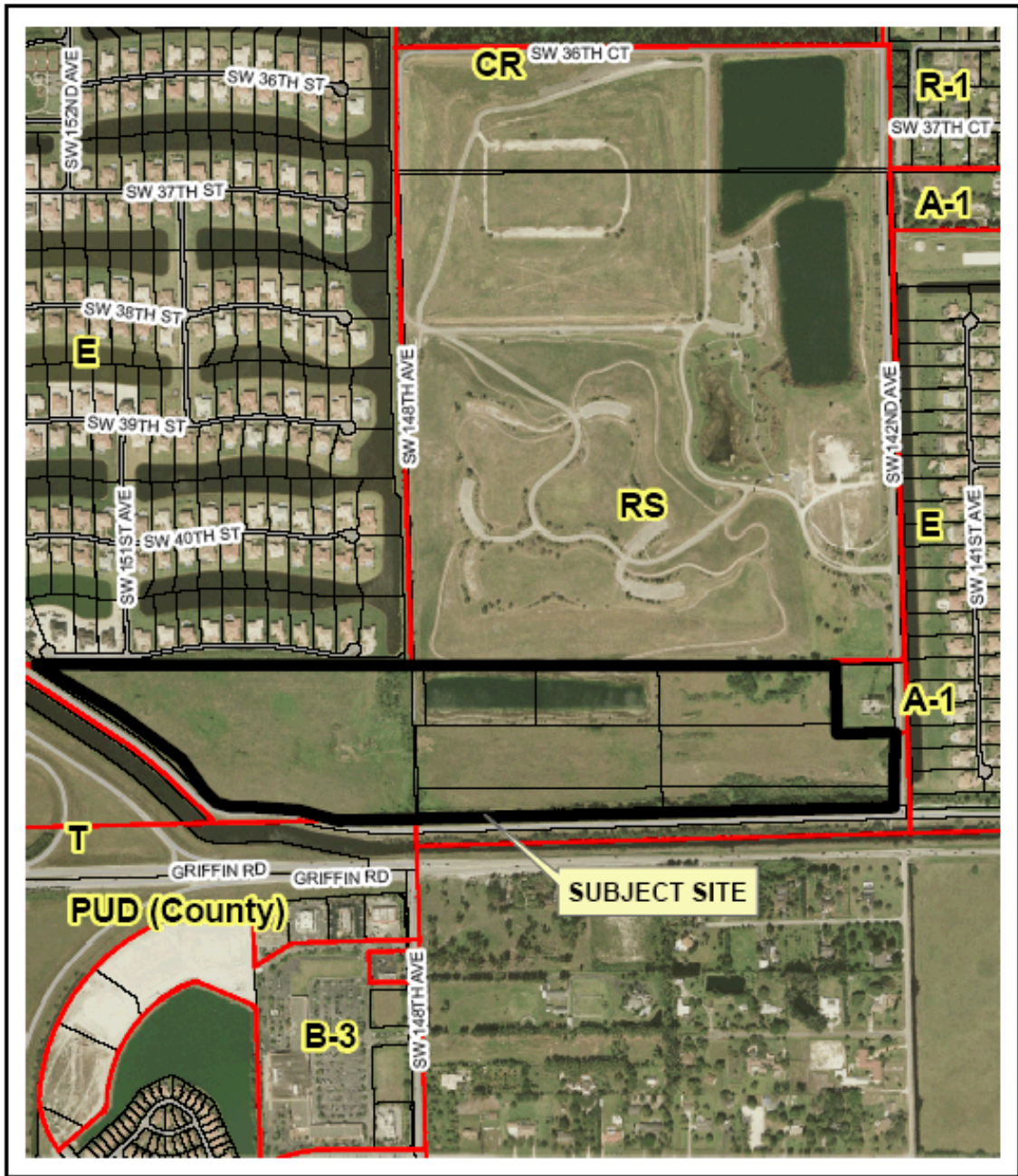
Prepared by the Town of Davie GIS Division

## Future Land Use Map

Prepared by: ID  
Date Prepared: 12/15/06



**Exhibit 7** (*Aerial, Zoning, and Subject Site Map*)



Date Flown:  
12/2004



Prepared by the Town of Davie GIS Division

## Zoning and Aerial Map

Prepared by: ID  
Date Prepared: 12/15/06

